141.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,900 / 678,900
					USE VALUE:	678,900 / 678,900
					ASSESSED:	678,900 / 678,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULLER WAYNE
Owner 2:	LEASON AMELIA
Owner 3:	
Street 1:	99 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MENOTOMY GENERAL CONTRACTING LLC -
Owner 2:	-
Street 1:	1337 MASSACHUSETTS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1496 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	255,700	4,000	419,200	678,900
Total Card	0.137	255,700	4,000	419,200	678,900
Total Parcel	0.137	255,700	4,000	419,200	678,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.81 | /Parcel: 453.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 90396

GIS Ref

GIS Ref

Insp Date 05/03/18

!10866!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,700	4000	5,962.	419,200	678,900		Year end	12/23/2021
2021	101	FV	247,900	4000	5,962.	419,200	671,100		Year End Roll	12/10/2020
2020	101	FV	247,900	4000	5,962.	419,200	671,100	671,100	Year End Roll	12/18/2019
2019	101	FV	198,400	4000	5,962.	419,200	621,600	621,600	Year End Roll	1/3/2019
2018	101	FV	198,900	4000	5,962.	371,300	574,200	574,200	Year End Roll	12/20/2017
2017	101	FV	198,900	4000	5,962.	311,400	514,300	514,300	Year End Roll	1/3/2017
2016	101	FV	198,900	4000	5,962.	311,400	514,300	514,300	Year End	1/4/2016
2015	101	FV	187,800	4000	5,962.	269,500	461,300	461,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:29:41

LAST REV

Date	Time
11/10/21	10:52:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10866

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENOTOMY GENERA	1580-67	1	10/8/2021		1,350,000	No	No		
COOPER GEORGINA	1569-182	1	3/4/2021		625,000	No	No		
COOPER SADIE	1346-29		10/28/2007	Family		No	No		
	911-180		10/1/1978		42,000	No	No		Y

USER DEFINED

Prior Id # 1:	90396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2021	765	Att. Gar	25,000	O				
4/15/2021	418	Addition	20,000	O				
5/21/2008	488	Re-Roof	1,000	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
6/23/2021	SQ Mailed	MM	Mary M
5/3/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
10/24/2008	Meas/Inspect	345	PATRIOT
11/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370521
Depreciation:	114862
Depreciated Total:	255659

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

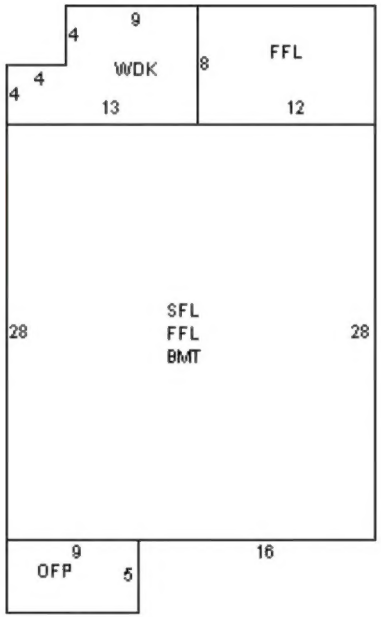
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	109.79
Final Total:	255700	Val/Su SzAd	170.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	178.610	142,170
BMT	Basement	700	53.580	37,507
SFL	Second Floor	700	178.610	125,024
WDK	Deck	88	15.680	1,380
OFP	Open Porch	45	43.120	1,940

Net Sketched Area:	2,329	Total:	308,021
Size Ad	1496	Gross Area	2329	FinArea	1496
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	FR	1926	21.94	T	50	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000